City of SOUTH PASADENA

Housing Policy Initiatives

Tenant Protection Programs
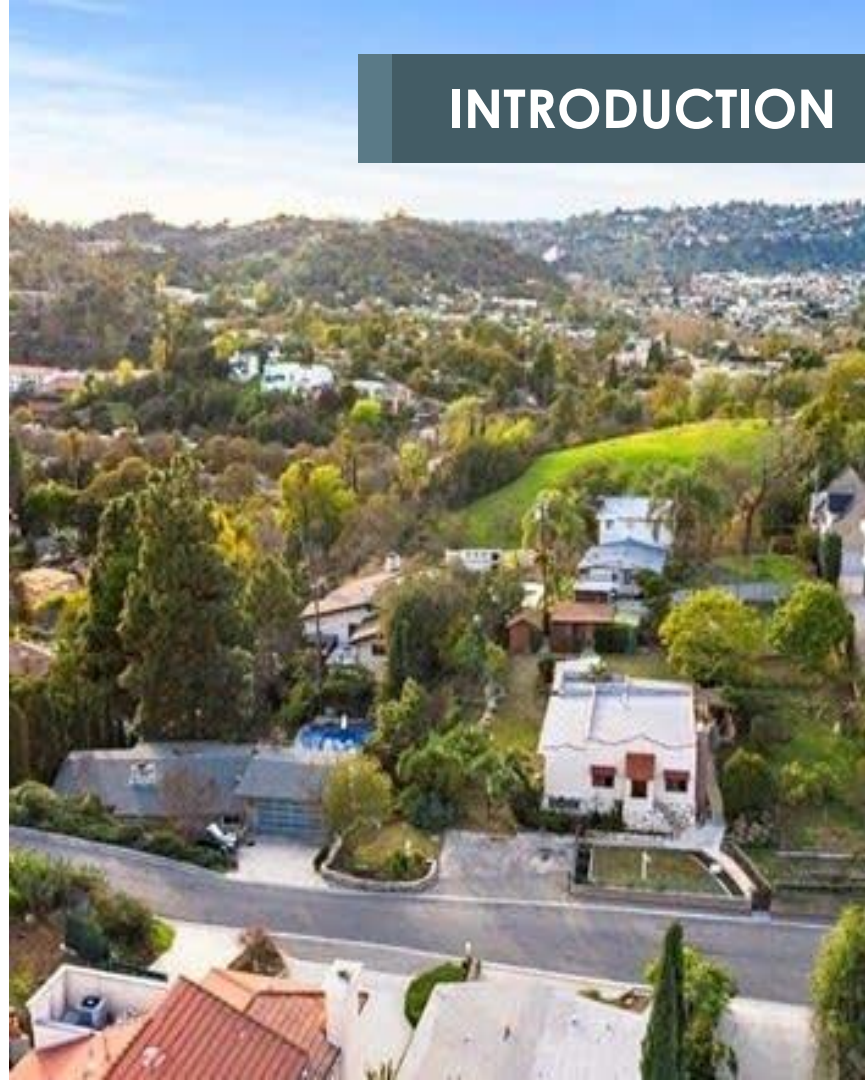September 12, 2019

01

INFORM THE COMMUNITY

› The City of South Pasadena is interested in improving the City's housing stock and its ability to provide quality affordable housing

02

OBTAINING PUBLIC INPUT REGARDING PROPOSED POLICIES

› Develop community appropriate solutions to housing challenges

Proposed Housing Policy Initiatives

1 Tenant Protection Programs
September 12, 2019

2 Amended Accessory Dwelling Unit (ADU) Ordinance
September 17, 2019

3 Inclusionary Housing Initiative
September 24, 2019

11,143
Total Housing Units

92%
of Units are Occupied

55%
of Occupied Units
are Renter-Occupied

45%
of Occupied Units
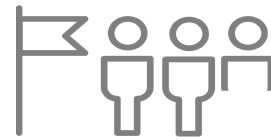are Owner-Occupied

Housing Statistics

Resident Statistics

25,974
Residents

0.3%
Projected
Population Increase

2.5 Residents
Average
Household Size

43.8%
of Renters are
Housing Stressed

TENANT PROTECTION PROGRAMS

PROGRAM 1

OCCUPANCY INSPECTION

South Pasadena is considering 2 programs

PROGRAM 2

TENANT RELOCATION

OCCUPANCY INSPECTION PROGRAM

EXISTING CONDITIONS

1 Approximately 50% of the City's housing is multi-family

2 The City's housing stock is aging

3 Many tenants living in substandard conditions are afraid to speak up

4 Numerous tenants voiced concerns after enduring poor living conditions for many years

OCCUPANCY INSPECTION PROGRAM
BENEFITS

01 Proactive code compliance

02 Ensure safe and healthy living conditions

03 Encourage preventative maintenance and preservation of property value

OCCUPANCY INSPECTION PROGRAM

Occupancy Inspection Program would ensure the following are safe and well maintained:

Central Heating (provision of heating system)

Exterior (no peeling paint)

Plumbing (hot water)

Ventilation (functional kitchen hood)

Fire Prevention (inclusion of fire detectors and sprinklers systems)

Ventilation

Electrical System

Stairwells (inclusion of banisters)

Exits (doors and windows not blocked)

OCCUPANCY INSPECTION PROGRAM

LOCAL EXAMPLES

	REQUIMENTS
PASADENA	• Inspection of all residential development types upon sale or change of occupancy • Properties containing 3 units, or more are subject to inspection every four years.
ANAHEIM	• Rental properties over 20 years old (2 units or more) • Motels that rent rooms for more than 3 consecutive months
LONG BEACH	• Annual inspection on rental properties (4 units or more)

OCCUPANCY INSPECTION PROGRAM

PROGRAM ELEMENT

PROPERTIES SUBJECT TO INSPECTION

- Age of property
- Number of units

STANDARD

- All rental properties regardless of age
- 4 units or more

PROGRAM ELEMENT

FREQUENCY INSPECTION

- Regular inspection
- More frequent for properties that are not in compliance

STANDARD

- Every four years (same as fire inspection)
- Issuance of a Certificate of Occupancy

TENANT RELOCATION PROGRAM

EXISTING CONDITIONS

1 Approximately 55% of the City's housing units are renter occupied

2 There are situations where a tenant in good standing may be evicted

3 Fees are paid to the tenant by landlords for relocation assistance

TENANT RELOCATION PROGRAM

BENEFITS

01

Supports tenants in the case of:

- Conversion into a condominium
- Demolition
- Government order to vacate
- Permanent removal of a unit from the rental market

02

Assists tenants as they transition to new housing

TENANT RELOCATION PROGRAM

	REQUIMENTS
PASADENA	• Tenants at/below 140% of median income receive a relocation allowance equal to 2 months fair market rent • Tenants shall receive $1,120 for adult households, or $3,364 for senior, disabled, or households with dependents for moving expenses

LOS ANGELES	• Tenant relocation allowance varies, depending on:
	   • Income level
	   • Length of tenancy
	   • Tenant age/Disability
	
	* Los Angeles has a rent stabilization ordinance

WEST HOLLYWOOD	• Tenant relocation allowance varies
	   • Income level
	   • Number of bedrooms
	   • Tenant age/Disability
	
	* West Hollywood has a rent stabilization ordinance

TENANT RELOCATION PROGRAM

PROGRAM ELEMENT

RELOCATION FEES

- **Rent**
- **Moving Expenses**

STANDARD

- 2 months of fair market rent

  - $1,158 (studio); $1,384 (one-bedroom); $1,791 (two-bedroom), etc.

- $1,120 adult households; $3,364 households with minors/dependents/disabilities/seniors

PROGRAM ELEMENT

TENANT DEMOGRAPHICS

- **Income Level**
- **Disability Level**
- **Age of Resident**
- **Family Size**

STANDARD

- Tenants at or below 140% of the median income ($)

City of SOUTH PASADENA

WEBSITE

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ADDRESS

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CONTACT

BLUE GROUP

RED GROUP

TENANT RELOCATION PROGRAM

OCCUPANCY INSPECTION PROGRAM